

Lambeth House
Cotherstone



ADDISONS

PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

Located in the heart of the picturesque village of Cotherstone, Lambeth House offers an exceptional opportunity for those seeking a characterful detached stone home with immense potential. Set upon approximately 0.42 acres, this distinctive 2/3 bedroom house is accompanied by an impressive range of traditional outbuildings, all enclosed within walled gardens and grounds.

Approached via a former gated pathway through a stone wall, the property greets you with front gardens on either side. Stepping inside, the entrance vestibule features a beamed ceiling and provides access to the principal reception rooms: a spacious living room with dual-aspect windows and a brick fireplace, a versatile dining room or third bedroom with storage, and a kitchen with fitted units with dining space, original ceiling meat hooks, and views over the gardens.

The lean-to conservatory adds practical living space, benefitting from UPVC glazing and plumbing for a washing machine, and leads directly into the gardens beyond. The ground floor is completed by a shower room and a well-proportioned double bedroom overlooking the rear of the property, while upstairs there is a landing giving access to a further double bedroom with built-in storage and fireplace, alongside the main bathroom.

Externally, the property sits amidst gardens, and grounds with a gated yard, and buildings which include a collection of traditional outbuildings. There is also off-road parking to the rear, accessed via a gateway from the adjacent lane.

Cotherstone is a highly sought-after Teesdale village, renowned for its beautiful stone cottages and historic charm. The village boasts a local pub, and primary school, while the delightful market towns of Barnard Castle and Middleton-in-Teesdale are both within easy reach. The stunning scenery of the North Pennines Area of Outstanding Natural Beauty is right on the doorstep, providing endless opportunities for walking, cycling, and exploring the countryside.



With no onward chain and full renovation required throughout, Lambeth House presents a rare chance to create a unique family home or country retreat in a thriving village community. Arrange your viewing today and discover the potential that awaits in this truly special property.

PRICE

£250,000

VIEWING

Strictly by appointment through the selling agents Addisons Chartered Surveyors: 01833 638094 opt 1

PROPERTY INFORMATION

Title Number(s): DU397745

Tenure: Freehold

Local Authority: Durham

Council Tax Band: C

Annual Price: £2,331

Conservation Area: Cotherstone

Flood Risk: Very low

Broadband Predicted Speeds: Basic 21 Mbps, Superfast 80 Mbps, Ultrafast 8500 Mbps

Satellite / Fibre TV Availability: BT and Sky

Services: Mains Electricity, Mains Water and Mains Drainage

Heating: Night Storage Heating

SURVEY

We have not undertaken a survey of the property and therefore are unable to comment on its structural condition.

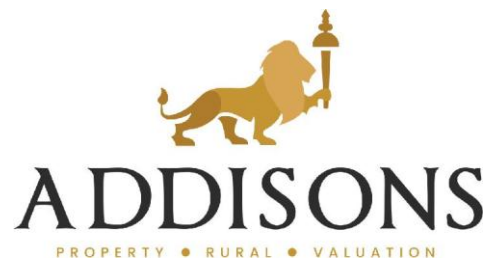
COVENANTS AND EASEMENTS

This property is subject to an easement which will need to be verified by the sellers solicitors.

BROCHURE

Details and photographs taken September 2026.

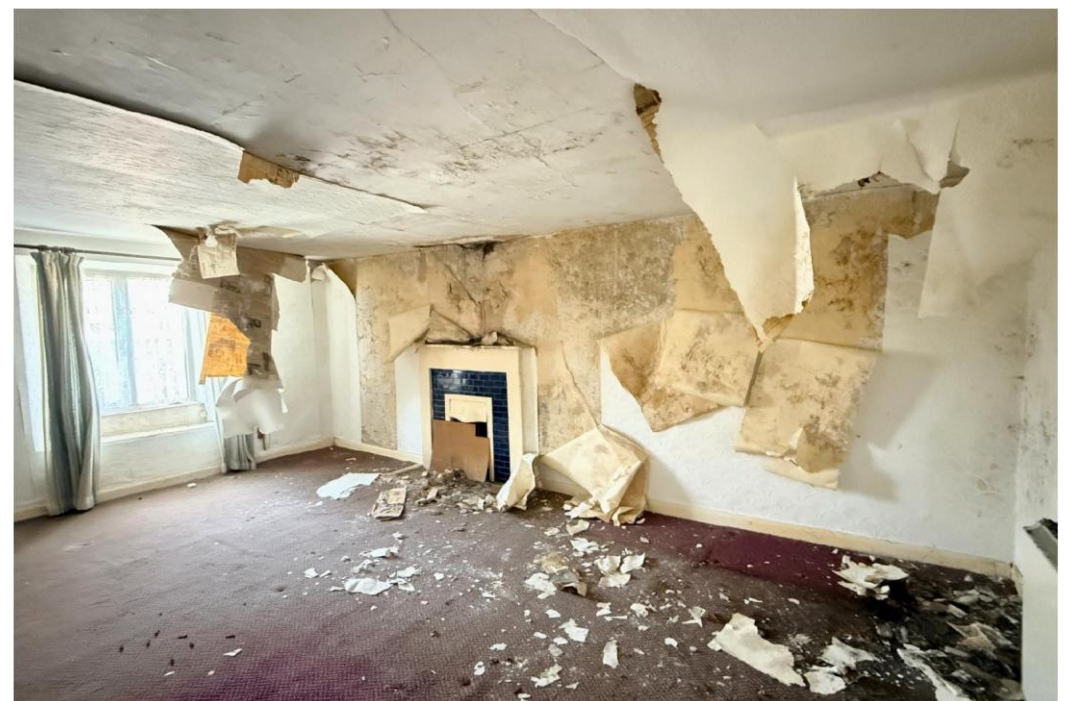




13 Galgate Barnard Castle, County Durham, DL12 8EQ
01833 638094

info@addisons-surveyors.co.uk

ADDISONS-SURVEYORS.CO.UK

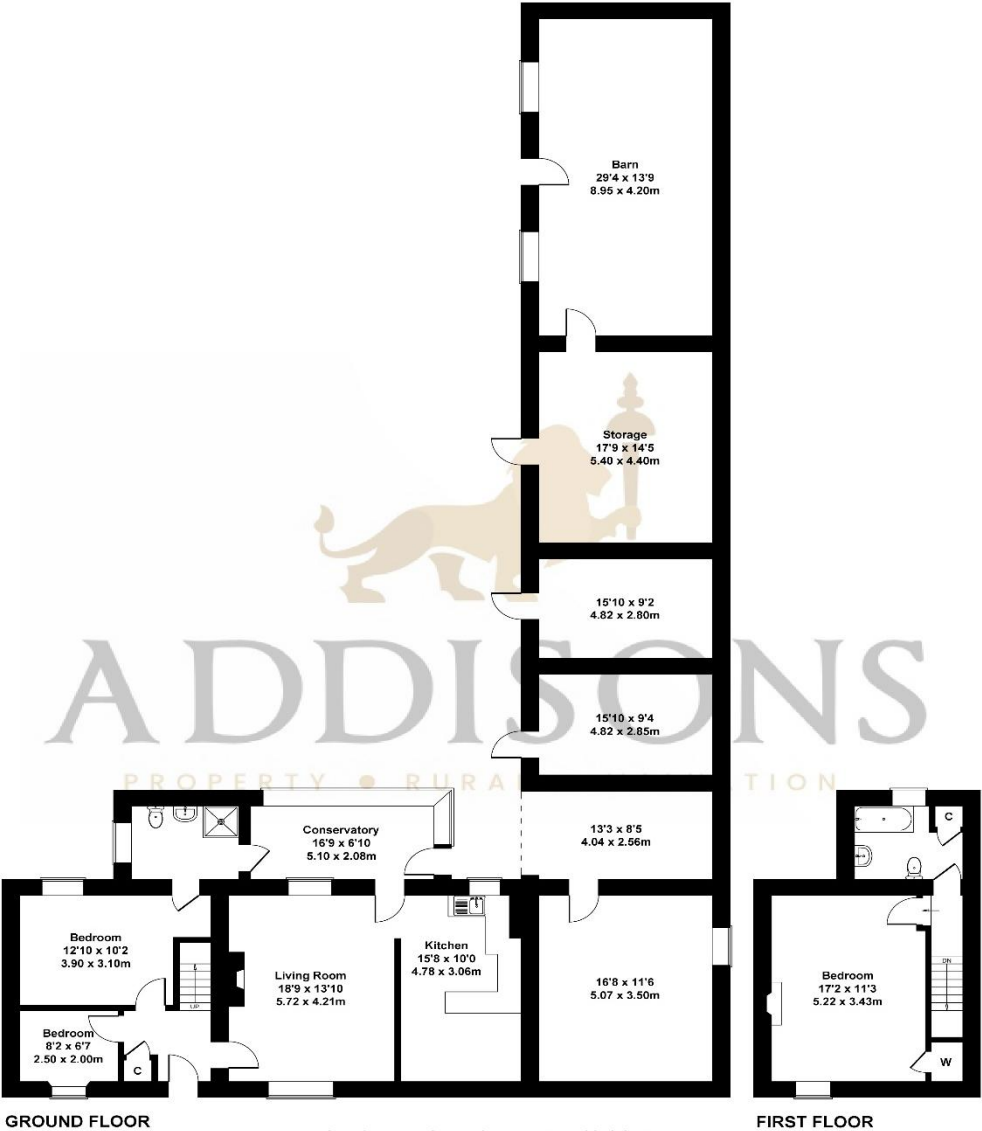




Plan



Floor Plan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	16 G	



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
Produced by Potterplans Ltd. 2026

Addisons Chartered Surveyors gives notice that: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Addisons Chartered Surveyors has any authority to make any representation or warranty whatever in relation to the property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

T: 01833 638094

ADDISONS-SURVEYORS.CO.UK